



March 3, 2015

Present: Joseph Brillon, Board Member

Peter Dufresne, chairman of The Board

Denness Seale, Board Member

Arthur Bouchard Jr., Assessor Pro-tempore

Lori Flanagan, Recording Secretary

Meeting open at 6:00 p.m.

1st Appellant: Arthur & Julia Lemire

30I-012-012 @ Jillson Avenue

- Lot was all woods when bought and no sewer on the street
- Appellant states that the assessment is \$49,500 and they bought it for \$15,000
- Ready to sell the lot but can't get \$49,500 for it
- Appellant stated at one time they thought about combining it with their house lot

2nd Appellant: Ocean State Power LLC

Representatives Attorney Jeffery Brenner

Mark Cleverdon, Tax Manager

14N-426-021 @ 25 Northeast Street

- This is the third year on tax appeal
- Mr. Brenner states there in negotiation regarding the potential resolution for all three tax years.
- We are fully expecting the board to fully deny the appeal we will follow course with the City with trying to get a resolution

3rd Appellant: Julie B Owsik

Representatives Attorney Robert Larder Rita Benoit Real Estate Agent

12D-131-014 @ 277 Woodland Road

- The appellant ask that the assessment for 277 Woodland Road be reduce down
- Ms. Benoit said in some case the house is begin assessed \$100,000 more than some other properties
- Would list the property on the market for about \$235,000 and it would be hard for us to do that
- Now with these comparables we are done \$205,000

4th Appellant: Narragansett Electric Company

Representative Attorney Thomas P Carter

15A-021-008 250 Florence Drive

- Current assessment on the property is \$1,420,600 extremely over assessed
- Value should be around \$400,002
- Over assessed at \$70.56 square foot
- Very old sub-station built in 1912
- Building is 18,500 square feet 4 stories
- Property is brick, vacant, no frontage, very little parking and difficulty access
- In the appellant option it should be at \$23.00 a square foot

5th Appellant: Rosina Hunt

15A-179-023 @ 68 Hamlet Avenue

28A-085-026 @ 746 Bernon Street

Did not appear

6th Appellant: Richard & Susan Sokoloski

32E 005- 103 @ 54 Bertha Avenue

Did not appear

7th Appellant: Meylin Ortiz

12F-025-044 @ 735 Harris Avenue

Did not appear

8th Appellant: Joseph & Lucille Rondeau

37D-177-008 @ 100 Wood Avenue

Cancelled

9th Appellant: Alfred & Elizabeth Morrissett

55A-203-202 202 Holley Lane

Cancelled

10th Appellant: Coral & Lorraine Leduc

11B-093-005 @ 1025 Park Avenue

Withdraw

11th Appellant: Khamphao Venmahavong

11F-052-007 @ 6 Admiral Street

Did not appear

12th Appellant: FDP Woonsocket LLC- Non Utilization Tax

Rescheduled

13th Appellant: Eric & Paula Brissette

57C-112-012 @ 462 Knollwood Drive

- Appellant had a short list of comparable properties taxpayer said it might be a little off on the numbers. Had to readjust some of the numbers
- Vision copy noted that the house is 6 rooms it is a 5 room house
- Taxpayer is questioning value of a canopy that is original part of the house

14th Appellant: Club Lafayette of Woonsocket Inc.

(Representative Attorney Aram P Jarret)

49J-041-005 @ 289 Aylsworth Avenue

49J-033-018 @ Cady Street

- Attorney Aram Jarrett explains that Club Lafayette should be tax exempt under the law 44-5-26 RI General Law
- Purchased the property in 1942
- Maintains the building, for meetings assembly for members, also for fundraisers
- In 1976 the club purchased the vacant lot that is used for parking

15th Appellant: Woonsocket Masonic Temple Corp.

(Representative Attorney Andrew G. Sholes and Richard Picard)

- Also, Representing Morning Star Lodge in which is the owner of Woonsocket Masonic Temple Corp.
- The Masonic temple is clearly tax exempt
- The Morning Star Lodge gets their charter from the Grand Lodge of RI has jurisdiction over any Masonic Lodge in RI
- Masonic Lodge received their charter in 1811 this corporation has been around a long time
- In 1925 they built there own building on Clinton Street
- Mr. Sholes stated the law 44-3-3 paragraph why they are exempt

